



**MINUTES**  
**GREENVILLE CITY PLANNING COMMISSION**  
**10<sup>th</sup> floor Council Chambers**  
**April 21, 2016**  
**4:00 PM**  
**Meeting Notice Posted on April 15, 2016**

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Members Present: Meg Terry, Matt Johnson, Jonathan Pait, Michael Allen, and David Keller  
Members Absent: Wil Brasington and Jason Tankersley  
Staff Present: Michael Kerski, Planning and Development Manager; Bryan Wood, Zoning Administrator; Abbie Rickoff, Development Planner; Nathalie Schmidt, Development Planner, Dwayne Cooper, City Engineer; and Michael Pitts, City Attorney

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**NOTICE OF MEETING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's Meetings was provided on January 1, 2016 via the Greenville City Website. In addition, the Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the *Greenville News*, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

**CALL TO ORDER:** Chairperson Matt Johnson called the meeting to order at 4:00 PM.

**APPROVAL OF MINUTES:** The March 17, 2016 meeting minutes were approved.

**ACCEPTANCE OF AGENDA:** Abbie Rickoff informed the Commission that Item Z 32-2015, a rezoning request at 345 Pelham Road, which was postponed from the March 17, 2016 meeting to the April 21, 2016 meeting, has since been requested by the applicant to be withdrawn. The Commission will need to take action on Item Z 32-2015. Commissioner Keller made a motion to accept the request to withdraw this application. Commissioner Terry seconded the motion. The motion was approved by a vote of 5-0. Additionally, the two items requesting postponement (SD 16-171 and Z 02-2016) will be moved to the top of the agenda. The modified agenda was approved.

**CONFLICT OF INTEREST:** There was no conflict of interest for any of the applications.

**NEW BUSINESS:**

**A. SD 16-171.** Application by Nathan Kaser for a cluster **SUBDIVISION** of 29 residential lots on 4.11 acres located at **541 LOWNDES HILL RD** in the R-6, *Single-family Residential District* (TM# 019301-07-00100).

Chairman Johnson stated that the applicant has requested to postpone this application to the May 19, 2016 meeting, and asked Staff if there was any reason this could not be granted. Staff responded no.

Having no one wishing to address the application, the Commission closed the public comment portion of the hearing.

**Commissioner Keller made a motion to accept the request for postponement to the May 19, 2016 meeting. Commissioner Allen seconded the motion. The motion was approved by a vote of 5-0.**

**B. Z 02-2016.** Application by SC Children's Theater to **REZONE** approximately 1.35 acres at **AUGUSTA ST** from C-2, *Local Commercial District* to C-4, *Central Business District* (TM# 009000-01-00700)

Chairman Johnson stated that the applicant has amended their application and requested to be heard at the May 19, 2016 hearing.

Having no one wishing to address the application, the Commission closed the public comment portion of the hearing.

**Commissioner Keller made a motion to accept the request for postponement to the May 19, 2016 meeting. Commissioner Pait seconded the motion. The motion was approved by a vote of 5-0.**

**C. SD 16-73.** Application by Cheryl Jenkins for a **SUBDIVISION** from 1 lot into 3 lots on 0.45 acre located at **PERRY AV** in the C-2, *Local Commercial District* (TM# 007800-07-01100)

Abbie Rickoff presented the staff report for the application. The subject property is located off of Perry Avenue, between S. Academy and N. Leach Street in the West Greenville Special Emphasis Neighborhood and West Greenville Neighborhood Overlay District. The 0.45-acre parcel is zoned C-2, *Local Commercial District*, which permits 20 units/acre. The Applicant is proposing a major subdivision with 3 lots for single-family detached homes. Each lot will exceed 6,000 square feet and will have frontage on Perry Avenue. Lot sizes are comparable to surrounding properties.

This subdivision is part of a larger common plan that includes 7 properties: the 3 future lots associated with this application, 3 existing homes on Perry Ave (300, 308 and 310) and a future home that will face Academy Street. The three existing homes will be retained and renovated. There will be a shared drive that runs perpendicular to N. Leach to service all of the lots. This access easement will also be a utility easement that will be conveyed as a perpetual easement to the benefit of each property owner within the subdivision. No access will be permitted from Academy Street.

**Staff Recommendation: Approval, subject to Staff's comments and conditions included in the staff report**

Cheryl Jenkins, Palmetto Sunshine Homes, LLC, presented the information for the application stating that homes would have rear facing garages. Each home will have individual character that will reflect the historical area.

Having no one wishing to address the application, the Commission closed the public comment portion of the hearing.

**Commissioner Terry made a motion to approve the supplication, subject to Staff comments and conditions included in the Staff Report. Commissioner Keller seconded the motion. The motion was approved by a vote of 5-0.**

**D. Z 33-2015.** Application by Central Realty Holdings, LLC to **REZONE** 9.32 acres at **E. STONE AV, WADE HAMPTON BLVD, N CHURCH ST**, and **COLUMN ST** from C-2, *Local Commercial District*, and R-6, *Single-family Residential District*, to PD, *Planned Development District* (TM# 003800-03-00300, 003800-02-00100, 003800-07-00100, 003500-06-01900, 003500-06-02000, 003500-06-00300)

Michael Kerski presented the staff report for the application and reviewed the changes that have been made since the last time the Commission saw the proposal. This is a very large and complex proposal to create an approximately 9.32-acre Planned Development district at a gateway site at the intersection of Wade Hampton, Church and Stone. The Applicant has been working for many months with SCDOT on a major road

reconfiguration that would allow for the abandonment of Column Street and the relocation of the intersection of Wade Hampton and Stone avenues.

This would allow for the construction of a mixed use building with apartments and commercial space, a large apartment building, parking garage, surface parking and grocery store along with two outparcels for commercial development. There is a greater mix of materials and variety to the buildings.

The Applicant has been holding neighborhood meetings for months and held two formal neighborhood meetings. The Design Review Board has reviewed the project a number of times. Since these reviews, the Applicant has removed the pitched roofs, relocated all mechanical equipment to the roof, and enhanced the overall materials and design of the project. As a Planned Development, the final design will be incorporated into a PD Agreement that the City Council will adopt. The materials and design documented in the PD Agreement will require the project to be built to this design and materials.

Staff and the Design Review Board worked with the Applicant to redesign the project in particular, there were concerns expressed about the two blank walls on the grocery store, the overall color and detailing of the architecture and the need to work on designing a more definable entrance at the main corner of Stone and Wade Hampton. Since receiving this input, the Applicant has chosen a variety of brick materials, stone and detailing and has enhanced the entrance at the corner of Stone and Wade Hampton. They have also added additional materials including a new panel type to provide additional detailing. They have also changed the railing to a more modern mesh design that also is used in the parking garage. Stairs have also been added and enhanced also Wade Hampton.

At the rear, the architect has attempted to screen the rear of the building, which serves as the loading dock and service area. They have modified the docks to provide some level of architectural detail. While there is significant landscape screening at the corner, this is one of the most visible corners of the project and requires additional design work including a way to block visibility into the loading area. They are also using a great variety of plants and trees.

Kerski presented the 3-dimensional model.

**Staff Recommendation:      APPROVE WITH THE FOLLOWING CONDITIONS**

- 1.      Harris Teeter rear façade to be finalized prior to Council approval**
- 2.      Streetscape, signage and lighting to be approved by staff**
- 3.      Meet Engineering and Fire Department requirements**

Commissioner Johnson inquired about projects that have had to meet similar conditions (rear façade, streetscape plans, etc.) prior to Council approval.

Michael Kerski explained how another project explored creative ways to hide the loading dock and dumpster areas. There are creative ways to disguise and secure the dumpster and loading dock areas.

Tori Wallace, representative for Central Realty Holdings, LLC and Chris Kacena, Davis Architects, architect for the project (excluding the Harris Teeter) were present to answer questions from the Commission. Wallace stated that they agree to all comments and conditions stated by Mr. Kerski.

Commissioner Johnson emphasized the importance of Wade Hampton serving as a gateway into downtown.

Commissioner Terry inquired about the hardscape and landscape details at the dedicated right turn lane from Stone Avenue on to Wade Hampton, and the separation of pedestrian and vehicular traffic at this corner.

Chris Kacena responded that the area is largely hardscaped (concrete with accent pavers) and steps down to a “portal” into the courtyard. There are other areas that incorporate the mix of concrete and pavers as well.

Jeffrey Beacham, N. Avondale Drive and representative of the SC Native Plant Society, requested only native plants be used in this development and all upcoming developments, particularly along the Reedy River. He stated that he would offer his assistance with a native species list. Beacham also expressed traffic concerns.

Michael Kerski responded that staff is aware of the proposed invasive species and has the list of native species.

Joyce Murphy, 14 E. Earle Street and representative for the Col. Elias Earle St. Historic District Association stated that they are in support of the development but the design contradicts the Stone Avenue Master Plan for commercial corridors adjacent to in town residential neighborhoods, which calls for connectivity and walkability. Murphy further stated that the access to the public space on Stone Avenue does not engage residential neighborhoods. They would like to see a more pedestrian friendly and pedestrian welcoming design. Murphy also has traffic concerns.

Herbert E. Mack, 428 Spartanburg Street, was concerned about any impact on property that he owns at 430 Spartanburg Street.

Commissioner Johnson stated that this development should have no impact on the use, zoning, or ownership of his property. Michael Kerski confirmed.

Having no one else wishing to address the application, the Commission closed the public comment portion of the hearing.

Michael Kerski acknowledged the traffic concerns and explained the complications of meeting SCDOT road requirements. The pedestrian signalization will be improved, especially at the Harris Teeter. There will be a total of 16 pedestrian crossings. The sidewalks will be widened and street trees will be added for buffer and safety.

Commissioner Keller questioned future traffic implications.

Commissioner Terry stated that this development may improve existing parking conditions and overall safety. Terry asked Joyce Murphy how the connectivity could be improved.

Joyce Murphy responded that the development is not inviting due to the multiple lanes of traffic.

Tori Wallace stated that one of the Wade Hampton (north) lanes is being eliminated because it's not needed. Also, there is an agreement with the City's Engineering Department to complete another traffic study in the future and to adjust traffic signals as needed.

Dwayne Cooper stated that the Stone Ave. median lane should help reduce vehicular accidents. Cooper reminded the Commission that U.S. 29 and U.S. 276 are state roads but also federal routes as well. The traffic issues on Church, Stone, and Wade Hampton are associated with peak hour traffic. Overall, the improvements are good improvements. Traffic will increase but the pedestrian access will be improved.

**Commissioner Keller made a motion to approve the rezoning subject to approval by City Council and subject to the Staff recommended conditions, with input from the DRB. Commissioner Pait seconded the motion. The motion was approved by a vote of 5-0.**

**Chairman Johnson commented that staff should incorporate native plants.**

**E. SD 15-635(A).** Application by CCAD Engineering to modify a previously approved **SUBDIVISION** to include 9 lots instead of 8 lots, on approximately 4.90 acres located at **226 E PARKINS MILL RD** and **PARRISH CT.** in the R-6, *Single-family Residential District* (TM# 027100-02-00205, 027100-02-00202)

Michael Kerski presented the staff report for the application. The applicant proposed and received approval for an eight lot cul-de-sac subdivision off an existing cul-de-sac at Parish Court in the Parkins Mill Neighborhood. The lots ranged from .41 to .53 of an acre. There was a dry detention pond proposed. The street was proposed to be private. The applicant received approval for the proposed subdivision in November 2015, with approval from the Planning Commission to create a dead end street that would have special Fire Department access road.

The applicant is now proposing to add an additional lot to the original subdivision by eliminating the dry detention pond and extending the stormwater line to an adjacent detention basin and also agrees to maintain that basin. This will eliminate standing water in the new subdivision and will provide the necessary stormwater protection for the adjacent existing subdivision.

**Staff Recommendation: APPROVE SUBJECT TO MEETING ENGINEERING AND FIRE DEPARTMENT REQUIREMENTS**

Jamie McCutcheon, CCAD Engineering, presented a slide show to review the changes to the site plan. He explained that they looked at the impact and cost of having their own retention pond vs. improving and using an existing off site detention pond. They found that the overall conditions improve if the stormwater facilities are combined off site. They are currently dredging the existing pond for optimal performance. City Engineering staff has preliminarily approved stormwater calculations.

Having no one wishing to address the application, the Commission closed the public comment portion of the hearing.

**Commissioner Pait made a motion to approve the modified subdivision subject to Staff recommended conditions. Commissioner Keller seconded the motion. The motion was approved by a vote of 5-0.**

**F. SD 16-160.** Application by Reid Hipp for a **SUBDIVISION** of 25 residential lots on 1.085 acres to be located at **222 HOWE ST** in the Haynie Serrine PD, *Planned Development District* (TM# 009101-05-00101)

Bryan Wood presented the staff report for the application. The applicant proposes to subdivide the subject property into 25 residential lots and one lot for common access. The property is subject to the design standards of the Haynie-Serrine Neighborhood Code.

The property currently contains a two-story brick building, which was formerly the Masonic Temple, along with associated parking. The building has been vacant for a number of years. The property fronts on Claussen Avenue to the north, Thruston Street to the south, and Howe Street to the east. Across Claussen Avenue is Greenville Dialysis Clinic and Greenville Baptist Association offices. Across Thruston Street is the former Scott Tower property, which will soon be redeveloped, and The Garden Apartments, a senior housing facility operated by The Greenville Housing Authority. Across Howe Street is the Greenville County Public Health Department offices. To the west of the property is a single-family residence fronting on Claussen Avenue. Two houses that have been converted to office use front Augusta Street and complete the block.

The lots in the proposed subdivision will face either Claussen Avenue or Thruston Street. Using the design standards for 'Detached House – Type B (Alley Lot)', the applicant will create a common driveway at the rear of each lot, acting as 'rear alley' parking access to each lot. The alley will run from Howe Street to Thruston Street. The front setback for the houses in the subdivision will be based on the one existing house that fronts Claussen Avenue. All other setbacks and other design standards will comply with the Haynie-Serrine Neighborhood Code for 'Detached House – Type B (Alley Lot)'.

The proposed use and density of the property, as well as minimum lot width, comply with the Haynie-Sirrine Neighborhood Code

**Staff Recommendation:      Approval with the comments from various departments listed at the end of this report**

Reid Hipp, 12 Pinckney Street, presented the information for the application stating that there will be a small HOA in order to maintain the shared driveway. The properties will be between 1,200 – 2,100 square feet and will offer more affordable downtown living.

Nancy Malone, 3 Seawright Lane, expressed concern about the compact nature of the homes, the design, and affordability and how this relates to the rest of the community. Ms. Malone inquired if the Planning Commission makes the final decision.

Bryan Wood explained the Planning Commission will make a motion on the general layout of the site, the number of lots, and orientation of the lots. Because this is a PD, there are design standards that the applicant has to meet, which will be reviewed at staff level. The applicant has provided the Commission conceptual renderings of the houses. Wood explained that the single-family homes are limited to 2.5 stories.

Having no one else wishing to address the application, the Commission closed the public comment portion of the hearing.

**Commissioner Keller made a motion to approve the subdivision, subject to Staff recommendations included in the Staff Report. Commissioner Terry seconded the motion. The motion was approved by a vote of 5-0.**

**ADJOURNMENT:** The meeting was adjourned at 5:25 P.M.